



GRASSROOTS
REALTY GROUP

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187 Coral Springs Circle NE
Calgary, Alberta

MLS # A2320127



\$579,000

Division:	Coral Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,421 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Separate Entrance		

Inclusions:	N/A
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NEW LISTING IN CORAL SPRINGS! Welcome to this fantastic family home located in the highly sought-after community of Coral Springs! Offering incredible functionality and flexibility, this property features a fully developed illegal 2-bedroom basement suite with a separate entrance—perfect for extended family or mortgage-helping rental income. The main level boasts a spacious and inviting layout with a formal dining room, cozy living room, convenient main-floor laundry, and a 2-piece bathroom. The kitchen is designed for everyday living and entertaining, complete with a walk-in pantry and easy access to the large deck overlooking the expansive backyard. Upstairs, you’ll find a generous primary bedroom featuring a private 4-piece ensuite. Two additional comfortable bedrooms and a well-appointed 4-piece bathroom complete the upper level. Ideally located close to the lake, schools, transit, shopping, and recreation, this home offers the perfect blend of comfort, convenience, and opportunity. Don’t miss your chance to own this wonderful home in one of Calgary’s most desirable lake communities! Contact us today to book your private showing.